



**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

**ZONING BOARD OF APPEALS**  
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***ZONING BOARD OF APPEALS***  
***Actions Taken***  
***Web-Based Meeting Hosted on ZOOM***  
December 9, 2021  
7:00 p.m.

**ROLL CALL:**

Rod Moore, Acting Chairman, opened the meeting at 7:00 and explained to the applicants the procedures for presenting their applications and voting. Mr. Moore called the meeting to order at 7:02 p.m. upon attendance of a five-man Board. Present were Joseph Hanna, Anthony Rebeiro, Juan Rivas, and Alternate Peter DeLucia. Staff present were Zoning Enforcement Officer Sean Hearty and Secretary Mary Larkin. Absent were Michael Sibbitt and Richard Roos.

**ACCEPTANCE OF MINUTES:** November 18, 2021

Motion to accept the Minutes of November 18, 2021 was made by Peter DeLucia; seconded by Juan Rivas. All in favor with AYES from those eligible to vote: Joseph Hanna, Juan Rivas, Peter DeLucia

The next regular meeting is scheduled for **January 13, 2022**

Motion to hear Application Nos. 21-33, 21-37, & 21-38 was made by Joseph Hanna; seconded by Juan Rivas. All in favor with AYES from Joseph Hanna, Anthony Rebeiro, Juan Rivas, Peter DeLucia, and Rod Moore.

**PUBLIC HEARINGS:**

**#21-33: 31 Capitola Rd., (G07003), Lalvay, Mario & Guayllasaca, Jenny, RA-40 Zone.**

Sec. 4.A.3, Reduce front yard setback from 40' to 11.2' and reduce side yard setback from 15' to 6.9'. Sec. 3.G.3.d. Allow a shed to be located within the front yard setback.

Motion to approve, per plan submitted, was made by Peter DeLucia; seconded by Anthony Rebeiro. All in favor with AYES from Joseph Hanna, Anthony Rebeiro, Juan Rivas, Peter DeLucia, and Rod Moore.

#21-37: 12 Sunset Drive, (I05007), Sandy Island, LLC, Brauneisen, Gregg, Esq., Agent, RA-20 Zone  
Sec. 4.A.3 Reduce rear yard setback from 35' to 4' for deck expansion.

Motion to approve, per plan submitted, was made by Tony Rebeiro; seconded by Joseph Hanna. All in favor with AYES from Joseph Hanna, Anthony Rebeiro, Juan Rivas, Peter DeLucia, and Rod Moore.

#21-38: 25 Wintergreen Hill Rd., (B12043), Nejame & Sons, Kelly, James, Agent, RA-80 Zone  
Sec. 4.A.3 Reduce side yard setback from 30' to 12' for on-ground pool.

Motion to continue Application #21-38 to January 13, 2022 for the applicant's representative to obtain an accurate number of trees to be cut for an alternate location and to consult with the Health Department regarding the current location of the septic and have the septic field located on a map for a clear idea of setback line, per Joseph Hanna's request, was made by Juan Rivas; seconded by Joseph Hanna. All in favor with AYES from Joseph Hanna, Anthony Rebeiro, Juan Rivas, Peter DeLucia, and Rod Moore.

CONTINUED PUBLIC HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS: None

CORRESPONDENCE: None

OTHER MATTERS: Acceptance of 2022 Meeting Schedule

Motion to accept the 2022 Meeting Schedule as presented was made by Juan Rivas; seconded by Joseph Hanna. All in favor with AYES from Joseph Hanna, Anthony Rebeiro, Juan Rivas, Peter DeLucia, and Rod Moore.

### **Elections**

Rod Moore nominated Joseph Hanna for Chairman; seconded by Anthony Rebeiro. All in favor with AYES from Anthony Rebeiro, Juan Rivas, and Rod Moore. Mr. Hanna accepted for one year.

Rod Moore nominated Juan Rivas for Vice Chair; seconded by Anthony Rebeiro. All in favor with AYES from Joseph Hanna, Anthony Rebeiro, Juan Rivas, and Rod Moore.

ADJOURNMENT:

Motion to adjourn was made by Anthony Rebeiro; seconded by Juan Rivas. All in favor with AYES from Joseph Hanna, Anthony Rebeiro, Juan Rivas, Peter DeLucia, and Rod Moore. Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Mary S. Larkin